

(Official Form 1)(12/03)

<b>United States Bankruptcy Court</b> <b>Southern District of New York</b>				<b>Voluntary Petition</b>																	
<b>Name of Debtor (if individual, enter Last, First, Middle):</b> <b>East 44th Realty, LLC</b>			<b>Name of Joint Debtor(Spouse)(Last, First, Middle):</b>																		
<b>All Other Names Used by the Debtor in the last 6 years</b> <b>(include married, maiden, and trade names):</b>			<b>All Other Names Used by the Joint Debtor in the last 6 years</b> <b>(include married, maiden, and trade names):</b>																		
<b>Last four digits of Soc. Sec. No. / Complete EIN or Tax I.D.</b> <b>No. (if more than one, state all): 43-197-2980</b>			<b>Last four digits of Soc. Sec. No. / Complete EIN or Tax I.D.</b> <b>No. (if more than one, state all):</b>																		
<b>Street Address of Debtor (including zip code):</b> <b>12 East 37 Street</b> <b>New York, NY 10016</b>			<b>Street Address of Joint Debtor (including zip code):</b>																		
<b>County of Residence or of the</b> <b>Principal Place of Business: New York</b>			<b>County of Residence or Principal Place of Business:</b> <b>Principal Place of Business: New York</b>																		
<b>Mailing Address of Debtor (if different from street address):</b>			<b>Mailing Address of Debtor (if different from street address):</b>																		
<b>Location of Principal Assets of Business Debtor</b> 230 East 44 Street, NY, NY 10017 <b>(if different from street address):</b>																					
<b>Information Regarding the Debtor (Check the Applicable Boxes)</b>																					
<b>Venue</b> (Check any applicable box) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.																					
<b>Type of Debtor</b> (Check all boxes that apply) <input type="checkbox"/> Individual(s) <input type="checkbox"/> Railroad <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Stockbroker <input type="checkbox"/> Partnership <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Other _____			<b>Chapter or Section of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box) <input type="checkbox"/> Chapter 7 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Sec. 304 - Case ancillary to foreign proceeding																		
<b>Nature of Debts</b> (Check one box) <input type="checkbox"/> Consumer/Non-Business <input checked="" type="checkbox"/> Business			<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form.																		
<b>Chapter 11 Small Business</b> (Check all boxes that apply) <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101 <input type="checkbox"/> Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e) (Optional)			<b>THIS SPACE IS FOR COURT USE ONLY</b>																		
<b>Statistical/Administrative Information</b> (Estimates only) <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.																					
<b>Estimated Number of Creditors</b> <input type="checkbox"/> 1-15 <input checked="" type="checkbox"/> 16-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1000-over																					
<b>Estimated Assets</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">\$0 to \$50,000</td> <td style="text-align: center;">\$50,001 to \$100,000</td> <td style="text-align: center;">\$100,001 to \$500,000</td> <td style="text-align: center;">\$500,001 to \$1 million</td> <td style="text-align: center;">\$1,000,001 to \$10 million</td> <td style="text-align: center;">\$10,000,001 to \$50 million</td> <td style="text-align: center;">\$50,000,001 to \$100 million</td> <td style="text-align: center;">More than \$100 million</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>						\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														

(Official Form 1)(12/03)

FORM B1, Page 2

<b>VOLUNTARY PETITION</b>		Name of Debtor(s): East 44th Realty, LLC	
<b>Prior Bankruptcy Case Filed Within Last 6 Years (If more than one, attach additional sheet)</b>			
Location Where Filed:		Case Number:	Date Filed:
<b>Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)</b>			
Name of Debtor:		Case Number:	Date Filed:
District:		Relationship:	Judge:
<b>SIGNATURES</b>			
<p><b>Signature(s) of Debtor(s) (Individual/Joint)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under Chapter 7] I am aware that I may proceed under Chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <div style="text-align: right; margin-top: 10px;">8- 5-2005</div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>Signature of Debtor</span> <span>Date</span> </div> </div> <div style="text-align: right; margin-top: 10px;">8- 5-2005</div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>Signature of Co-Debtor</span> <span>Date</span> </div> </div>		<p><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g. forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	
<p style="text-align: center;"><b>Signature of Attorney</b></p> <p>/s/ Warren R. Graham (WG-7415)</p> <hr/> <p>Signature of Attorney</p> <p>State Bar Member Number:</p> <p>8- 5-2005</p> <hr/> <p>Date</p> <p>Street Address:</p> <p>Davidoff Malito &amp; Hatcher, LLP 605 Third Avenue, 34th Floor New York, NY 10158</p> <p>Telephone Number:</p> <p>212-557-7200</p>		<p><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.</p> <div style="text-align: right; margin-top: 10px;">8- 5-2005</div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>/s/ Warren R. Graham (WG-7415)</span> <span>Date</span> </div> </div> <p><b>Exhibit C</b></p> <p>Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No</p>	
<p><b>Signature of Debtor (Corporation/Partnership)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.</p> <p>The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <div style="text-align: right; margin-top: 10px;">8- 5-2005</div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>/s/ Yusuf Bildirici</span> <span>Date</span> </div> </div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>Signature of Authorized Individual</span> <span>Date</span> </div> </div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>Yusuf Bildirici,</span> <span></span> </div> </div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>Printed Name of Authorized Individual</span> <span></span> </div> </div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>Managing Member</span> <span></span> </div> </div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>Title of Authorized Individual</span> <span></span> </div> </div>		<p><b>Signature of Non-Attorney Petition Preparer</b></p> <p>I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document.</p> <hr/> <p>Printed Name of Bankruptcy Petition Preparer</p> <hr/> <p>Social Security Number (Required by 11 U.S.C. § 110(c).)</p> <hr/> <p>Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:</p> <p>If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <div style="text-align: right; margin-top: 10px;">8- 5-2005</div> <div style="border-top: 1px solid black; margin-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>Signature of Petition Preparer</span> <span>Date</span> </div> </div> <p>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.</p>	

In re: East 44th Realty, LLC Case No. \_\_\_\_\_  
**Debtor** (if known)

**UNITED STATES BANKRUPTCY COURT**  
**Southern District of New York**

**SUMMARY OF SCHEDULES**

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts from Schedules D, E, and F to determine the total amount of the debtor's liabilities.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	\$25,000,000.00		
B - Personal Property	Yes	5	\$737,872.86		
C - Property Claimed as Exempt	No	1			
D - Creditors Holding Secured Claims	Yes	1		\$12,872,000.00	
E - Creditors Holding Unsecured Priority Claims	Yes	2		\$3,645.52	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	4		\$252,914.63	
G - Executory Contracts and Unexpired Leases	Yes	1			
H - Codebtors	No	1			
I - Current Income of Individual Debtor(s)	No	1			\$0.00
J - Current Expenditures of Individual Debtor(s)	No	2			\$0.00
Total Number of Sheets of ALL Schedules		19			
Total Assets			\$25,737,872.86		
Total Liabilities				\$13,128,560.15	

Official Form 4  
11/92

## UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

In re East 44<sup>th</sup> Realty, LLC,  
Debtor

Case No. \_\_\_\_\_  
Chapter 11

### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims.

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, govern- ment contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	(5) <i>Amount of claim [if secured also state value of security]</i>
State Insurance Fund 199 Church Street New York, 10007				\$1,325..52
B&F Imports Inc. 12 East 37th Street New York, NY 10016				\$30,753.62
Big Apple Refinishing 980 Broadway - Suite 535 Thornwood, NY 10594				\$270.93
Borah, Goldstein, Altschuler, Schwartz & Nahins, P.C. 377 Broadway New York, NY 10013			Disputed	\$16,516.81
Con Edison JAF Station P. O. Box 1702 New York, NY 10116				\$3,448.87
Con Edison - Steam JAF Building P. O. Box 1701 New York, NY 10116				\$3,421.03
Davidoff Malito & Hatcher, LLP				\$12,649.00
00330927				

605 Third Avenue, 34th Floor  
NY, NY 10158

Dmitry Kroshka (Tenant) \$1,288.71  
230 East 44<sup>th</sup> Street  
New York, NY 10017

East Forty Fourth St. (Tofel & Karen) Disputed \$159,777.18  
800 Third Avenue  
New York, NY 10022

Every Supply Co. \$1,612.13  
615 South Columbus Avenue  
Mount Vernon, NY 10550

Father and Son Appliances \$1,649.43  
2289 Motor Parkway  
Ronkonkoma, NY 11779

Ghada M. Elmahdy (Tenant) \$500.00  
230 East 44<sup>th</sup> Street  
New York, NY 10017

H. Gottlieb and Amy Miller (Tenant) \$2,550.00  
230 East 44<sup>th</sup> Street  
New York, NY 10017

Ikuyo Yoneyama (Tenant) \$1,625.00  
230 East 44<sup>th</sup> Street  
New York, NY 10017

Jhansi Raju (Tenant) \$2,200.00  
230 East 44<sup>th</sup> Street  
New York, NY 10017

Leonard Power Steam Specialist \$243.84  
519 West 27th Street  
New York, NY 10001

Merit Kaplan Hardware \$729.62  
237 East 44th Street  
New York, NY 10017

NYC Water Board Disputed/conting \$10,936.02  
P.O. Box 410 Church Street Station  
NY, NY 10018

Nathaniel Whitten (Tenant)  
230 East 44<sup>th</sup> Street  
New York, NY 10017

\$1,700.00

The Bag Lady  
P. O. Box 5008  
South Hackensack, NJ 07606

\$315.00

Date: August 5, 2005

/s/ Yusuf Bildirici  
Debtor by Yusuf Bildirici, Managing Member

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION**

I, managing member of East 44<sup>th</sup> Realty, LLC named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: August 5, 2005

Signature /s/ Yusuf Bildirici  
Yusuf Bildirici, Managing Member